

# 18-22 Lottbridge Drive, Eastbourne East Sussex, BN23 6NS

UPON THE INSTRUCTIONS OF THE HENDY GROUP



RARE ROADSIDE FREEHOLD FOR SALE WITH FULL MOTOR TRADE USE



## Location

Located within the main commercial district of Eastbourne on Lottbridge Drive, on one of the principal industrial estates in Eastbourne. Admiral Retail Park situated directly opposite with retailers including Tesco & McDonalds with visible road frontages.

The estate benefits from good road communications being in close proximity to the A22, providing direct access to Hailsham, East Grinstead and Croydon to the North.

The A27 is also easily accessible providing a route along the south coast to Brighton, Portsmouth and Southampton to the west and the ports of Folkestone and Dover to the east via the A259.

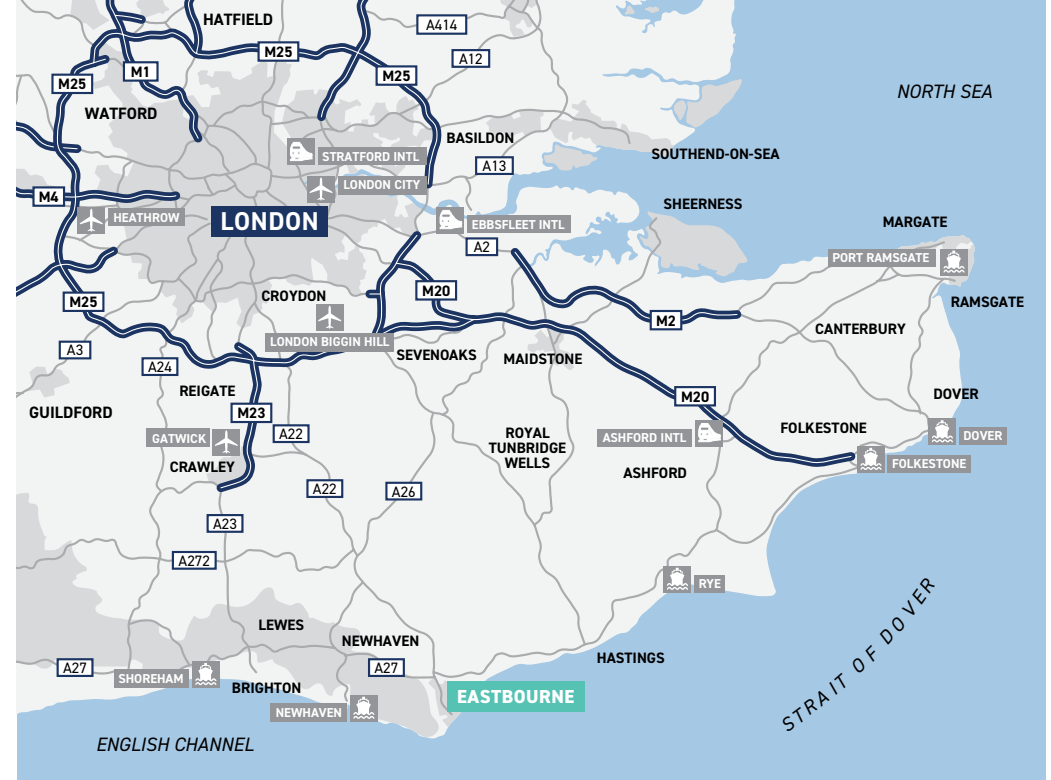
## Accommodation

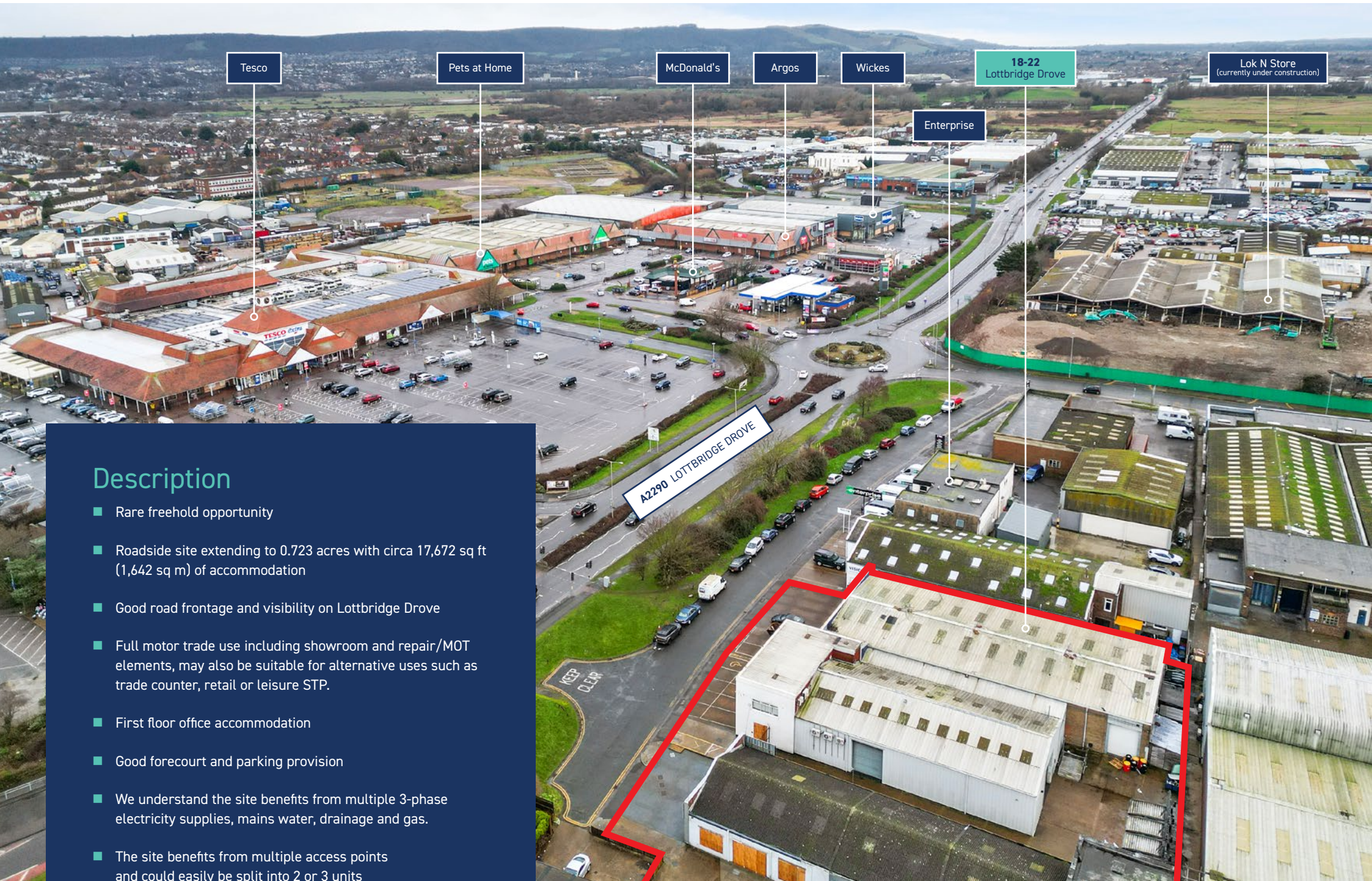
Circa 17,672 sq ft (1,642 sq m) on 0.723 acres.

No. 18	Sq m	Sq ft
Ground Floor	465.84	5,014
First Floor	144.39	1,554
<b>Total</b>	<b>610.23</b>	<b>6,568</b>
No. 20	Sq m	Sq ft
Ground Floor	436.48	4,698
First Floor	112.05	1,206
<b>Total</b>	<b>548.53</b>	<b>5,904</b>
No. 22	Sq m	Sq ft
Ground Floor	483.01	5,199
<b>Total</b>	<b>483.01</b>	<b>5,199</b>
<b>Overall Total</b>	<b>1,641.77</b>	<b>17,672</b>

## Tenure

Split over 3x freehold titles known as EB24418, EB21573 & EB21140.





Tesco

Pets at Home

McDonald's

Argos

Wickes

18-22  
Lottbridge Drive

Lok N Store  
(currently under construction)

Enterprise

A2290  
LOTTBRIDGE DROVE

## Description

- Rare freehold opportunity
- Roadside site extending to 0.723 acres with circa 17,672 sq ft (1,642 sq m) of accommodation
- Good road frontage and visibility on Lottbridge Drive
- Full motor trade use including showroom and repair/MOT elements, may also be suitable for alternative uses such as trade counter, retail or leisure STP.
- First floor office accommodation
- Good forecourt and parking provision
- We understand the site benefits from multiple 3-phase electricity supplies, mains water, drainage and gas.
- The site benefits from multiple access points and could easily be split into 2 or 3 units

## VAT

Applicable to the sale.

## Proposal

Seeking offers for the Freehold in region of **£1,850,000.**

## Data Room Link

Please [Click Here](#) to view our Data Room.

## EPC

Energy Performance Certificates are available upon request.

## Business Rates

Current rateable value (1 April 2023 to present): £211,000.

## Further Information

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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.